

United States Bankruptcy Court

District of North Dakota

In re:  
EPIC Companies Midwest, LLC  
Debtor

Case No. 24-30281-skf  
Chapter 11

**CERTIFICATE OF NOTICE**

District/off: 0868-3

User: admin

Page 1 of 6

Date Rcvd: May 20, 2025

Form ID: trc

Total Noticed: 1

The following symbols are used throughout this certificate:

**Symbol Definition**

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 22, 2025:**

<b>Recip ID</b>	<b>Recipient Name and Address</b>
1100709	+ David Drovda, 6117 Heritage Ridge Road, Bismarck, ND 58503-7316

TOTAL: 1

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

**BYPASSED RECIPIENTS**

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

**NOTICE CERTIFICATION**

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309):** Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 22, 2025

Signature: /s/Gustava Winters**CM/ECF NOTICE OF ELECTRONIC FILING****The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 20, 2025 at the address(es) listed below:**

<b>Name</b>	<b>Email Address</b>
Alexander S. Kelsch	on behalf of Creditor Nick Vollmuth alexk@kelschlaw.com aruff@kelschlaw.com;kelsch.alexanders.b@notify.bestcase.com
Alexander S. Kelsch	on behalf of Creditor Deborah Vollmuth alexk@kelschlaw.com aruff@kelschlaw.com;kelsch.alexanders.b@notify.bestcase.com
Amy J. Swedberg	on behalf of Interested Party LTC - The Lincoln LLC amy.swedberg@maslon.com
Amy J. Swedberg	on behalf of Defendant LTC - The Lincoln LLC amy.swedberg@maslon.com
Amy J. Swedberg	on behalf of Creditor Clifford Otten amy.swedberg@maslon.com
Anthony J Anderson	on behalf of Creditor Jerilyn A. Larck aanderson@nilleslaw.com bbrunelle@nilleslaw.com

District/off: 0868-3

User: admin

Page 2 of 6

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Anthony J Anderson

on behalf of Creditor Shane R. Larck aanderson@nilleslaw.com bbrunelle@nilleslaw.com

Benjamin Court

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stephanie.hess@stinson.com,MPL.LSSTeam5@stinson.com

Benjamin Court

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on behalf of Creditor Committee Zach Frappier benjamin.court@stinson.com  
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Benjamin Court

on behalf of Creditor Committee Chair Beth Postemski benjamin.court@stinson.com  
stephanie.hess@stinson.com,MPL.LSSTeam5@stinson.com

Benjamin Court

on behalf of Creditor Committee Larry Dietz benjamin.court@stinson.com  
stephanie.hess@stinson.com,MPL.LSSTeam5@stinson.com

Benjamin Court

on behalf of Creditor Committee Jim Johnson benjamin.court@stinson.com  
stephanie.hess@stinson.com,MPL.LSSTeam5@stinson.com

Benjamin Williams

on behalf of Creditor Cullen Insulation Inc. ben@kennellybusinesslaw.com, beth@kennellybusinesslaw.com

Benjamin Williams

on behalf of Creditor Daniel Frisch ben@kennellybusinesslaw.com beth@kennellybusinesslaw.com

Berly D. Nelson

on behalf of Creditor Jim and JoAnn McKay Family Trust f/b/o Julie McKay Ganskop bnelson@serklandlaw.com  
rtande@serklandlaw.com;aneir@serklandlaw.com;amcdarby@serklandlaw.com;lhruby@serklandlaw.com

Christopher Harayda

on behalf of Creditor Committee Larry Dietz cj.harayda@stinson.com

Christopher Harayda

on behalf of Creditor Committee William Altringer cj.harayda@stinson.com

Christopher Harayda

on behalf of Creditor Committee Jim Johnson cj.harayda@stinson.com

Christopher Harayda

on behalf of Creditor Randy Henke cj.harayda@stinson.com

Christopher Harayda

on behalf of Creditor Committee Chair Beth Postemski cj.harayda@stinson.com

Christopher Harayda

on behalf of Creditor Committee Zach Frappier cj.harayda@stinson.com

David J T Chapman

on behalf of Creditor Elrick Poppe dchapman@djchapmanlaw.com

David J T Chapman

on behalf of Creditor Karen Poppe dchapman@djchapmanlaw.com

Douglas Christensen

on behalf of Creditor Beth Holmes dougc@grandforkslaw.com  
sarah@grandforkslaw.com;jen@grandforkslaw.com;julie@grandforkslaw.com

George H. Singer

on behalf of Defendant Greenfield Commons LLC ghsinger@hollandhart.com, ehmason@hollandhart.com

George H. Singer

on behalf of Defendant Gateway Arches Real Estate Holdings LLC f/k/a EPIC Gateway East Real Estate Holdings, LLC  
ghsinger@hollandhart.com, ehmason@hollandhart.com

George H. Singer

on behalf of Defendant Sheyenne 32 South LLC ghsinger@hollandhart.com, ehmason@hollandhart.com

George H. Singer

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George H. Singer

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George H. Singer

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District/off: 0868-3

User: admin

Page 3 of 6

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George H. Singer	on behalf of Defendant Area 57 Association Inc. ghsinger@hollandhart.com, ehmason@hollandhart.com
George H. Singer	on behalf of Defendant The Tracks - Maverick LLC ghsinger@hollandhart.com, ehmason@hollandhart.com
George H. Singer	on behalf of Defendant Greenfield Commons III LLC ghsinger@hollandhart.com, ehmason@hollandhart.com
George H. Singer	on behalf of Defendant SAD Downtown LLC d/b/a The Firm ghsinger@hollandhart.com, ehmason@hollandhart.com
George H. Singer	on behalf of Defendant Preference 42 LLC f/k/a EPIC Preference, LLC f/k/a Shepperd Equity Fund, LLC ghsinger@hollandhart.com, ehmason@hollandhart.com
George H. Singer	on behalf of Defendant Boulevard Square III LLC ghsinger@hollandhart.com, ehmason@hollandhart.com
George H. Singer	on behalf of Defendant HI West Acres LLC, f/k/a EPIC Hospitality, LLC ghsinger@hollandhart.com, ehmason@hollandhart.com
George H. Singer	on behalf of Defendant Greenfield Commons II LLC ghsinger@hollandhart.com, ehmason@hollandhart.com
George H. Singer	on behalf of Defendant Fargo South Hospitality LLC ghsinger@hollandhart.com, ehmason@hollandhart.com
Joel Nessel	on behalf of Defendant EPIC Holdings II LLC jnesset@cozen.com, akulbeik@cozen.com
Joel Nessel	on behalf of Defendant EPIC Holdings LLC jnesset@cozen.com, akulbeik@cozen.com
Joel M. Fremstad	on behalf of Creditor Scott Hoban joel@fremstadlaw.com maggie@fremstadlaw.com
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Katherine A. Nixon	on behalf of Debtor EPIC Companies Midwest LLC knixon@fredlaw.com, sstallings@fredlaw.com;autodockets@fredlaw.com
Katherine A. Nixon	on behalf of Plaintiff EPIC Employee LLC knixon@fredlaw.com, sstallings@fredlaw.com;autodockets@fredlaw.com
Katherine A. Nixon	on behalf of Plaintiff EC West Fargo LLC knixon@fredlaw.com, sstallings@fredlaw.com;autodockets@fredlaw.com
Katherine A. Nixon	on behalf of Plaintiff EPIC Companies Midwest LLC knixon@fredlaw.com, sstallings@fredlaw.com;autodockets@fredlaw.com
Katherine A. Nixon	on behalf of Plaintiff EOLA Capital LLC knixon@fredlaw.com, sstallings@fredlaw.com;autodockets@fredlaw.com
Katherine A. Nixon	on behalf of Debtor EPIC Employee LLC knixon@fredlaw.com, sstallings@fredlaw.com;autodockets@fredlaw.com
Katherine A. Nixon	on behalf of Plaintiff EPIC Companies Midwest 2023 LLC knixon@fredlaw.com, sstallings@fredlaw.com;autodockets@fredlaw.com
Katherine A. Nixon	on behalf of Debtor EPIC Companies Midwest 2023 LLC knixon@fredlaw.com, sstallings@fredlaw.com;autodockets@fredlaw.com

District/off: 0868-3

User: admin

Page 4 of 6

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Katrina A. Turman Lang	on behalf of Creditor Larry Dietz klang@woldlaw.com melanie@turmanlaw.com
Katrina A. Turman Lang	on behalf of Creditor Dietz Properties LLC klang@woldlaw.com, melanie@turmanlaw.com
Katrina A. Turman Lang	on behalf of Creditor Candice Dietz klang@woldlaw.com melanie@turmanlaw.com
Marissa R. Cerkoney	on behalf of Creditor Darryl and Charlotte Heim mcerkoney@ndlaw.com pschiwal@ndlaw.com
Marissa R. Cerkoney	on behalf of Creditor Rob and Joleen Heim mcerkoney@ndlaw.com pschiwal@ndlaw.com
Marissa R. Cerkoney	on behalf of Creditor Robert W. & Joleen M. Heim TTE Heim RLT mcerkoney@ndlaw.com pschiwal@ndlaw.com
Marissa R. Cerkoney	on behalf of Creditor Robert W. Heim Revocable Living Trust mcerkoney@ndlaw.com pschiwal@ndlaw.com
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Mark Western	on behalf of Debtor EPIC Companies Midwest LLC mark@fremstadlaw.com, terri@fremstadlaw.com
Mark Western	on behalf of Plaintiff EPIC Companies Midwest 2023 LLC mark@fremstadlaw.com, terri@fremstadlaw.com
Mark Western	on behalf of Plaintiff EPIC Companies Midwest LLC mark@fremstadlaw.com, terri@fremstadlaw.com
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Michael Gust	on behalf of Defendant EPIC Gateway LLC mlgfilings@andersonbottrell.com jernst@abstlaw.net
Michael Gust	on behalf of Defendant Sheyenne 32 North LLC mlgfilings@andersonbottrell.com, jernst@abstlaw.net
Michael S Raum	on behalf of Plaintiff EPIC Companies Midwest 2023 LLC mraum@fredlaw.com, mraum@fredlaw.com;dtaylor@fredlaw.com
Michael S Raum	on behalf of Debtor EOLA Capital LLC mraum@fredlaw.com, mraum@fredlaw.com;dtaylor@fredlaw.com
Michael S Raum	on behalf of Debtor EC West Fargo LLC mraum@fredlaw.com, mraum@fredlaw.com;dtaylor@fredlaw.com
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Michael S Raum	on behalf of Debtor EPIC Employee LLC mraum@fredlaw.com, mraum@fredlaw.com;dtaylor@fredlaw.com

District/off: 0868-3

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Page 5 of 6

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Peter B. Hankla	on behalf of Interested Party Randy and Dorothy Henke phankla@mcgeelaw.com
Randall N. Sickler	on behalf of Creditor Robert W. Heim Revocable Living Trust rsickler@ndlaw.com pschiwal@ndlaw.com
Randall N. Sickler	on behalf of Creditor Rob and Joleen Heim rsickler@ndlaw.com pschiwal@ndlaw.com
Randall N. Sickler	on behalf of Creditor Darryl and Charlotte Heim rsickler@ndlaw.com pschiwal@ndlaw.com
Randall N. Sickler	on behalf of Creditor Robert W. & Joleen M. Heim TTE Heim RLT rsickler@ndlaw.com pschiwal@ndlaw.com
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Richard P. Olson	on behalf of Creditor Bruce & Diane Walker rpolsonecf@minotlaw.com rpolson@minotlaw.com
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Ryan G Quarne	on behalf of Creditor Bruce & Diane Walker rgquarne@minotlaw.com
Samantha Hanson-Lenn	on behalf of Creditor Committee Zach Frappier samantha.hansonlenn@stinson.com
Samantha Hanson-Lenn	on behalf of Creditor Committee Larry Dietz samantha.hansonlenn@stinson.com
Samantha Hanson-Lenn	on behalf of Creditor Committee Jim Johnson samantha.hansonlenn@stinson.com
Samantha Hanson-Lenn	on behalf of Creditor Committee William Altringer samantha.hansonlenn@stinson.com
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Sarah J. Wencil	on behalf of U.S. Trustee Robert B. Raschke sarah.j.wencil@usdoj.gov
Steven R Kinsella	on behalf of Plaintiff EPIC Companies Midwest 2023 LLC skinsella@fredlaw.com, sstallings@fredlaw.com;docketing@fredlaw.com
Steven R Kinsella	on behalf of Plaintiff EPIC Employee LLC skinsella@fredlaw.com, sstallings@fredlaw.com;docketing@fredlaw.com
Steven R Kinsella	on behalf of Debtor EPIC Companies Midwest LLC skinsella@fredlaw.com, sstallings@fredlaw.com;docketing@fredlaw.com
Steven R Kinsella	on behalf of Debtor EOLA Capital LLC skinsella@fredlaw.com, sstallings@fredlaw.com;docketing@fredlaw.com
Steven R Kinsella	on behalf of Plaintiff EC West Fargo LLC skinsella@fredlaw.com, sstallings@fredlaw.com;docketing@fredlaw.com
Steven R Kinsella	on behalf of Plaintiff EOLA Capital LLC skinsella@fredlaw.com, sstallings@fredlaw.com;docketing@fredlaw.com
Steven R Kinsella	on behalf of Debtor EC West Fargo LLC skinsella@fredlaw.com, sstallings@fredlaw.com;docketing@fredlaw.com
Steven R Kinsella	on behalf of Debtor EPIC Employee LLC skinsella@fredlaw.com, sstallings@fredlaw.com;docketing@fredlaw.com
Steven R Kinsella	on behalf of Plaintiff EPIC Companies Midwest LLC skinsella@fredlaw.com, sstallings@fredlaw.com;docketing@fredlaw.com
Steven R Kinsella	on behalf of Debtor EPIC Companies Midwest 2023 LLC skinsella@fredlaw.com, sstallings@fredlaw.com;docketing@fredlaw.com
Thomas G. Wallrich	

District/off: 0868-3

User: admin

Page 6 of 6

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on behalf of Defendant EPIC Holdings LLC twallrich@cozen.com

Thomas G. Wallrich

on behalf of Defendant EPIC Holdings II LLC twallrich@cozen.com

Zenas Baer

on behalf of Creditor Taracon Precast LLC zbaer@zbaer.com

Zoe Wieber

on behalf of Creditor Lee Schaleben zoe@dwyerlawnd.com

Zoe Wieber

on behalf of Creditor STC Flooring zoe@dwyerlawnd.com

TOTAL: 116

2100 B (12/15)

# United States Bankruptcy Court

District of North Dakota  
Case No. 24-30281  
Chapter 11

In re: Debtor(s) (including Name and Address)

EPIC Companies Midwest, LLC  
c/o Lighthouse Management Group, Inc.  
900 Long Lake Road Ste. 180  
New Brighton MN 55112

## NOTICE OF TRANSFER OF CLAIM OTHER THAN FOR SECURITY

The Claim No(s). listed below was/were filed or deemed filed under 11 U.S.C. § 1111(a) in this case by the alleged transferor. As evidence of the transfer of that claim, the transferee filed a Transfer of Claim Other than for Security in the clerk's office of this court on 05/20/2025.

### Name and Address of Alleged Transferor(s):

Claim No. 62: David Drovdal, 6117 Heritage Ridge Road, Bismarck, ND 58503

### Name and Address of Transferee:

Bradford Capital Holdings, LP  
c/o Bradford Capital Management, LLC  
Attn: Brian Brager  
PO Box 4353  
Clifton, NJ 07012

## -- DEADLINE TO OBJECT TO TRANSFER --

The alleged transferor(s) of the claim is hereby notified that objections must be filed with the court within twenty-one (21) days of the mailing of this notice. If no objection is timely received by the court, the transferee will be substituted as the original claimant without further order of the court.

Date: 05/22/25

Kay A. Melquist

**CLERK OF THE COURT**